

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, September 5, 2008, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Formation of Consent Calendar**

Regular Agenda Items

1. National Quarries Reclamation Plan Modification RP 79-005W¹, Bonsall Community Plan Area (Maxson)

The project proposes to modify an existing approved Reclamation Plan, RP79-05 (1979), as amended (2002), in order to bring the reclamation plan into compliance with all California Surface Mining and Reclamation Act (SMARA) amendments passed since 1975; amend the 1979 mining plan to accommodate current plans and future uses; and include the entire 210-acre site and all disturbed lands under the reclamation requirement. The current mining operation on-site was determined to be a vested right and is not subject to a Major Use Permit. The project is located approximately four miles east of Vista and seven miles northwest of Escondido on Twin Oaks Valley Road.

2. Bancroft Square Major Subdivision (22 Condominium Units), Vesting Tentative Map, Site Plan; VTM 5515RPL¹, S06-043 (Slovick)

The project proposes a one-lot subdivision of 1.73 acres for 22 condominium units in the Spring Valley Community Plan Area within the unincorporated portion of San Diego County. The project is designed as 11 detached duplex units. Each unit includes the following: (1) an attached lower level parking garage containing two parking spaces; (2) a fenced private backyard open space that contains a minimum of 350 square feet; (3) a first floor that contains a living room, dining room, half bath, utility room and kitchen; (4) a second story that contains three bedrooms and two bathrooms. The units will be two stories and will not exceed a maximum height of 25 feet. The project site is subject to the (8) Residential Land Use Designation of the Spring Valley Community Plan. The project site is subject to the RU15, Urban Residential Use Regulations, which allow for a maximum density of 14.5 dwelling units per net acre. The project site is currently vacant.

3. Casa de Oro Major Subdivision (6 Lots); Tentative Map; TM 5542, Valle de Oro Community Plan Area (Campbell)

The proposed project is a request to convert six apartment units, currently under construction, into a six-unit condominium complex, through a one-lot Tentative Map (TM 5542). The complex is located on one parcel totaling 0.30 acre in size, within the Valle de Oro Community Plan Area. The site is in the (1.1) Current Urban Development Area (CUDA) Regional Category and the (10) Residential (24 dwelling units per acre) Land Use Designation of the General Plan. The site is zoned (RU24) Urban Residential Use Regulation (24 dwelling units per acre). The project is located at 3659 South Bonita Street, at the southeast corner of South Bonita and Dolores Streets.

Administrative Agenda Items

- F. Director's Report**
- G. Report on actions of Planning Commission's Subcommittees.**
- H. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
- I. Discussion of correspondence received by Planning Commission.**

J. Scheduled Meetings.

September 5, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 19, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 3, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 17, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on "Public Hearing Information".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord.

§7506.d)

Environmental Determinations*

Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.

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